



Rochester Drive, Lincoln



£250,000

- Detached House
- Three Bedrooms
- Popular Location
- Garage & Driveway
- GCH & uPVC Double Glazing
- Front & Rear Gardens
- Tenure: Freehold
- EPC Rating D



Well presented **THREE BEDROOM** Detached house located in a sought after location just off Skellingthorpe Road. Perfectly positioned within walking distance of the local Schools, Doctors, Shops and other amenities.

The accommodation on offer comprises Entrance Hall, Kitchen, Lounge Diner and Conservatory to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally to the front of the property there is a private driveway with room for two cars leading to the integral single garage. To the rear of the property there is an enclosed lawned garden with patio area.

Entrance Hall

With entrance door to the front aspect.

Lounge Diner 17'10" x 16'11" (5.4m x 5.2m)

With a window to the rear aspect, stairs to the first floor, understairs cupboard and radiator.

Kitchen 10'7" x 5'10" (3.2m x 1.8m)

With a window to the front aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor hood, space and plumbing for washing machine and dishwasher.



Conservatory 17'10" x 10'0" (5.4m x 3m)

With french doors leading to the rear garden.

Landing

With stairs to the ground floor and storage cupboard.

Bedroom One 11'10" x 10'0" (3.6m x 3m)

With a window to the front aspect and radiator.

Bedroom Two 11'5" x 9'10" (3.5m x 3m)

With a window to the rear aspect and radiator.

Bedroom Three 11'5" x 7'6" (3.5m x 2.3m)

With a window to the rear aspect and radiator.

Bathroom 8'8" x 7'7" (2.6m x 2.3m)

With a window to the front aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

Garage

With up and over door, power and lighting.

Outside

To the front of the property is a low maintenance garden and driveway leading to the garage.

To the rear is an enclosed garden mostly laid to lawn surrounded with mature shrubs.

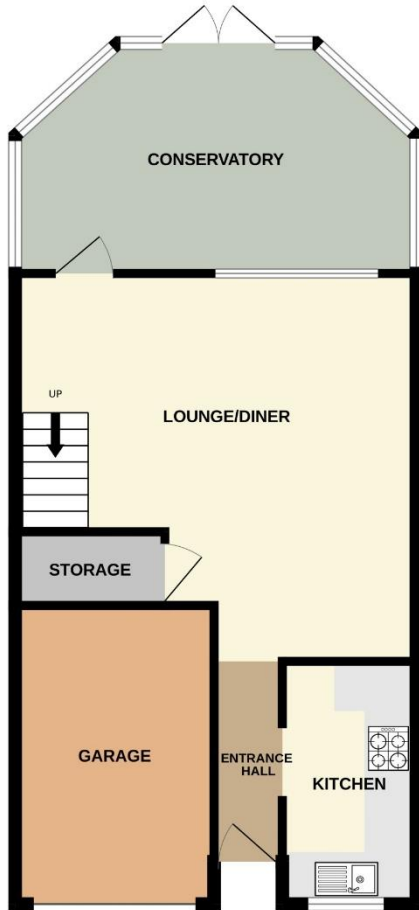
Agents Note

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GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



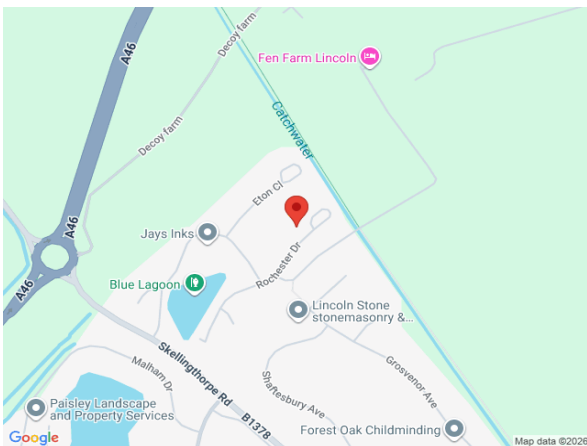
1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



ROCHESTER DRIVE, LINCOLN, LN6 0XQ

TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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